



Planning, Design and Access Statement

Outline Planning Application for the erection of up to 36 residential apartments to include means of access (following demolition of The Queensferry Hotel).

The Queensferry Hotel, Welsh Road, Garden City, Deeside,
CH5 2RA

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APPLICANT

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PROJECT

Outline Planning Application for the erection of up to 36 residential apartments (following demolition of The Queensferry Hotel) at The Queensferry Hotel, Welsh Road, Garden City, Deeside, CH5 2RA.

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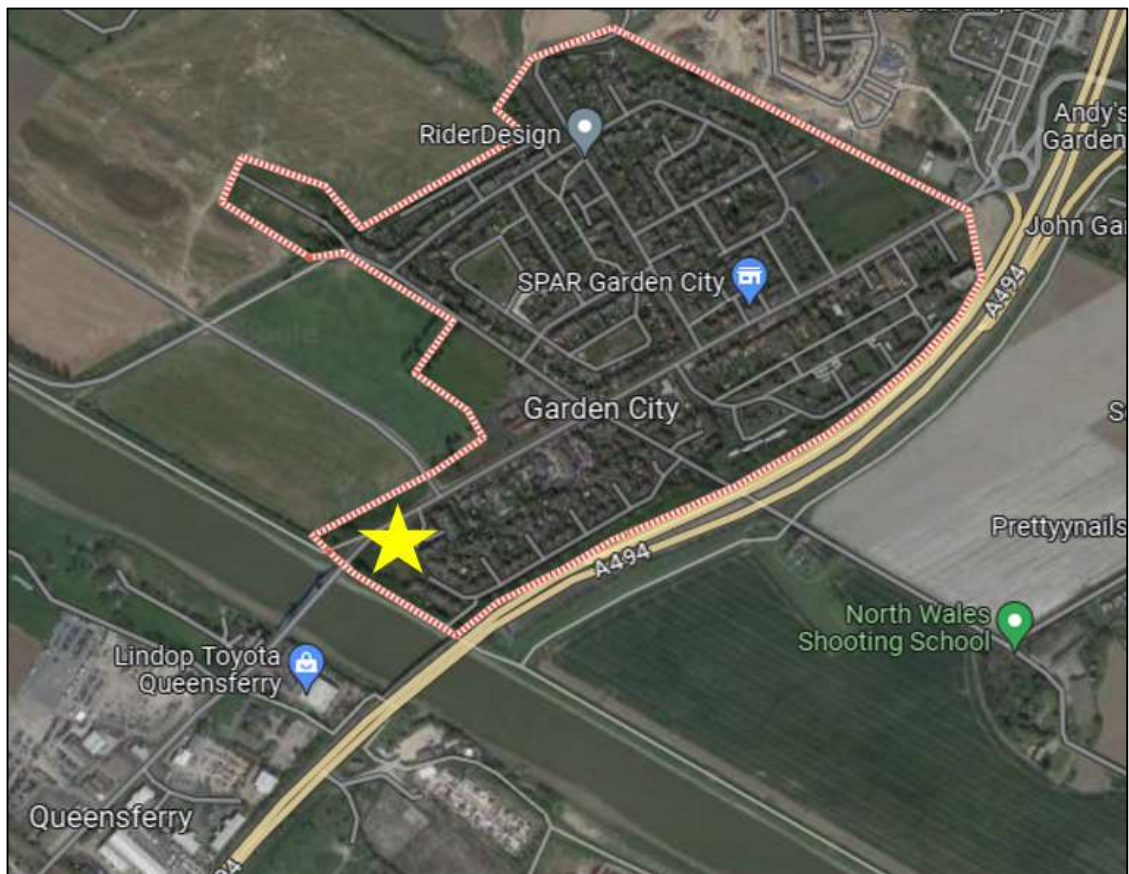
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1.0 Introduction

- 1.1 This Planning, Design and Access Statement accompanies an outline planning application made on behalf of Peacock Building Services Ltd for the demolition of the former Queensferry Hotel, to be replaced by up to 36 residential apartments utilising the existing access.
- 1.2 Pre-app advice has been received from the Local Planning Authority (ref no. 064456). This concluded that the principle of redevelopment is likely to be acceptable, but the impact on the setting of Jubilee Bridge should be assessed as well as the opportunity to what extent the existing building can be retained.
- 1.3 This statement should be read in conjunction with the other documents which have been submitted as part of this outline planning application submission. These include:
- Application Forms
 - Site Location Plan
 - Indicative Site Plan
 - Heritage Impact Assessment
 - Flood Risk Assessment
 - Ecology Phase One Habitat Survey
 - Outline Drainage Strategy

2.0 Site Location and Context

2.1 The Site is located on the northern side of the river Dee, between the Garden City and Queensferry parts of the Deeside conurbation. The Site is located just inside Wales, approximately 5 miles from the English city of Chester. North-west of the Site lies one of Flintshire Council’s “Northern Gateway” Strategic Sites, which has been marked for mixed-use development: Employment, housing, commercial and community facilities. The application site is located within the settlement boundary of Garden City which is identified in the Local Development Plan as a Tier 2 – Local Service Centre.

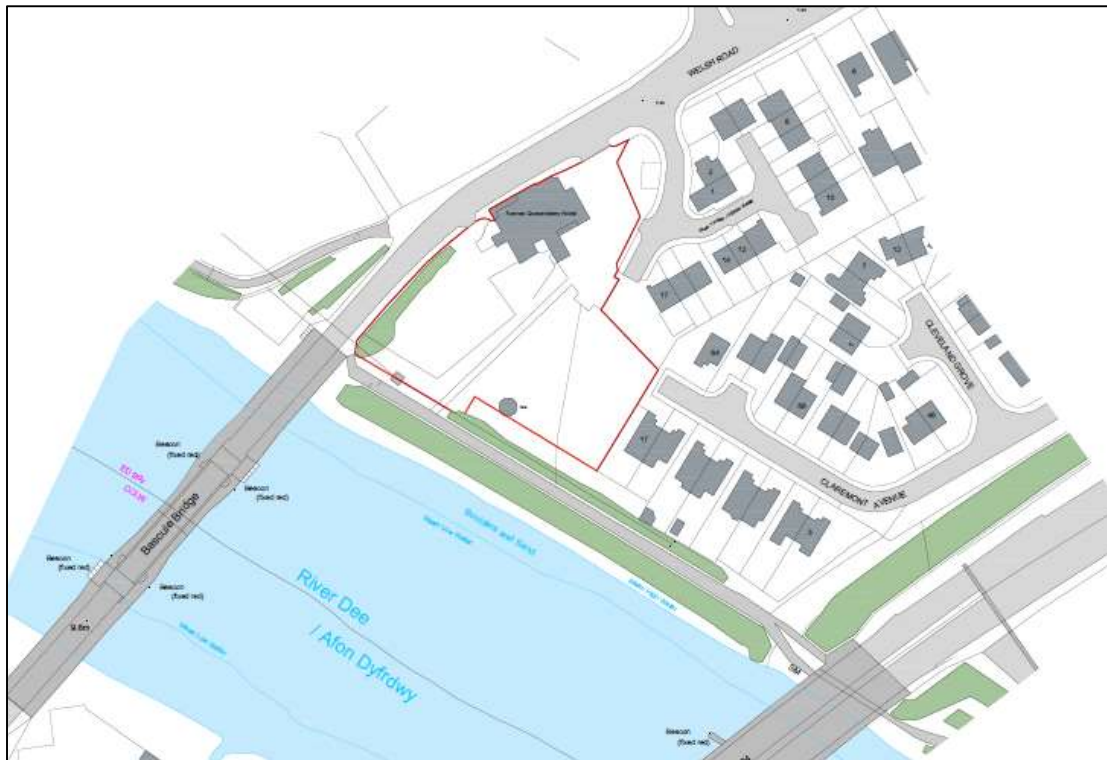


Site location identified within Garden City boundary.

2.2 The application site has not been allocated for housing in the new LDP but is considered brownfield land and would therefore potentially fall under the windfall market housing category. Garden City is a sustainable location with access to amenities and travel linkages. The development of Northern

Gateway located across from the site will bolster employment opportunities going forward. The principle of residential development is likely to be supported subject to compliance with other material planning considerations.

2.3 The application site (hereafter referred to as 'the Site') is the currently unoccupied Queensferry Hotel. Pre-app consultation with Flintshire Council has confirmed the hotel is not listed, nor is it considered a building of local interest.



Location Plan

2.4 The site grid reference is 53.211669, -3.014650. The site and its surroundings can be seen in Figure 2 below.



General Site Location (Google image)

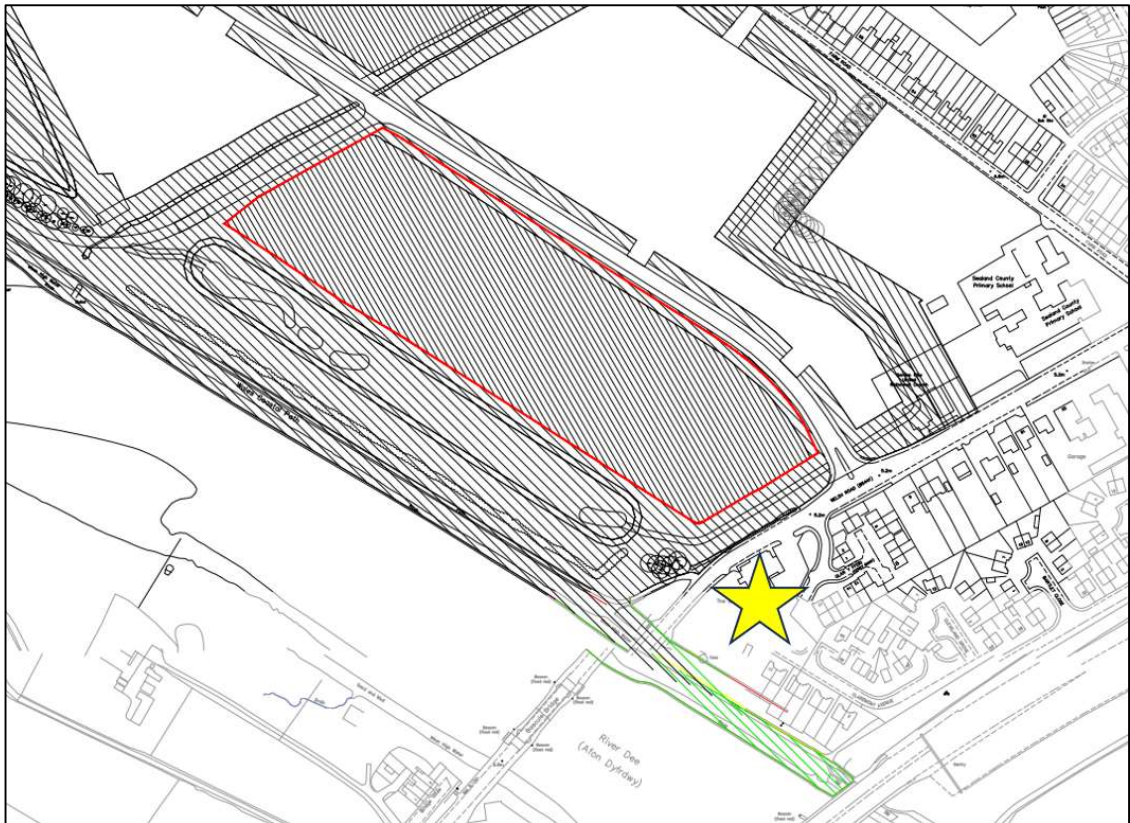
2.5 The site is located in Flood Zone 1 (lowest risk) as demonstrated by Figure 3 below.



EA Flood Map

Pre-Application Enquiry

- 2.6 The feedback received concluded: ‘The application site consists of an unoccupied public house/hotel with off-road parking. The site is in a prominent location on the edge of the settlement boundary of Garden City. The principle of redevelopment of the site is likely to be acceptable in principle, but the applicant is asked to consider if there would be a way of retaining the building together with some complementary new build.’ We have done this and concluded that the removal of the hotel building is the preferred approach. This is examined further in the heritage section of this statement and detailed within the submitted Heritage Impact Assessment.
- 2.7 Reserved matters consent has recently been granted for 129 residential units on land to the northwest of the listed Jubilee Bridge planning reference 060411 (following outline planning permission ref 056540). The outline proposal was for a wider site, it provided an area of employment-led mixed-use development incorporating a logistics and technology park (B1, B2, B8), residential (C3), local retail centre (A1), Hotel (C1), Training and skills centre (C2, D1) new parkland, conversion of buildings, demolition of barns, and associated infrastructure comprising the construction of accesses, roads, footpaths, cycle paths, earthworks, and flood mitigation. The reserved matters application was recently approved for 129 dwellings on land directly opposite the site – also influencing the setting of the listed bridge and the tone of the development.

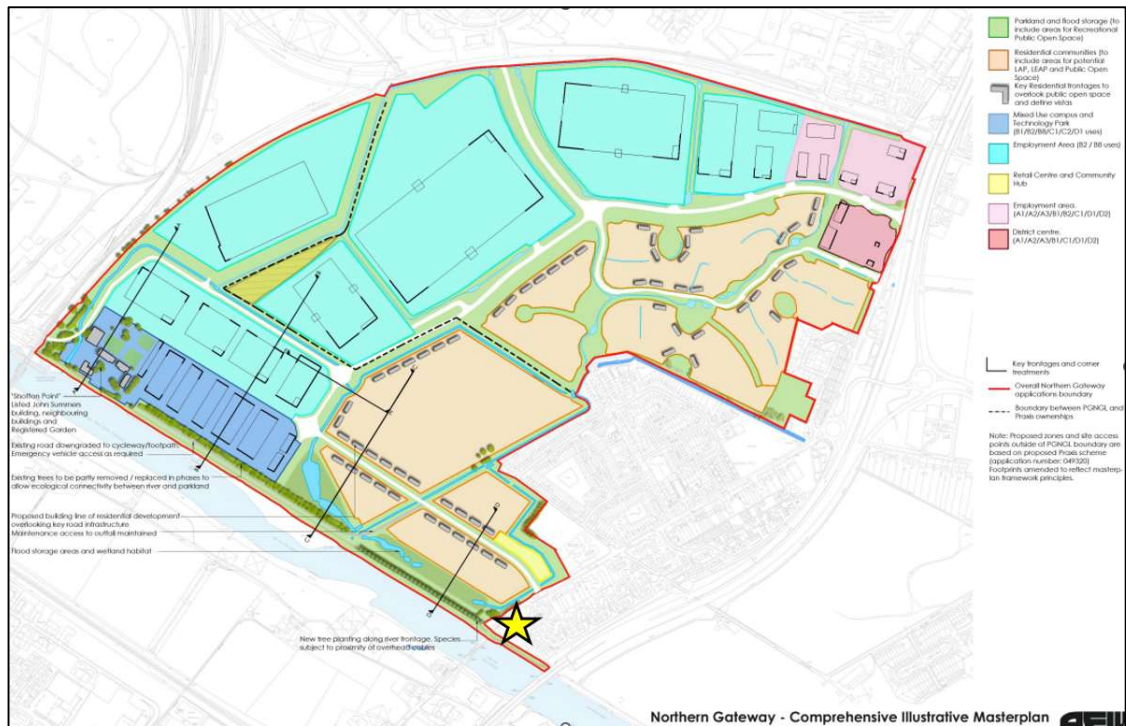


Recently approved reserved matters application for the erection of 129 houses on a site directly opposite this application site. Application site identified by the yellow star.



Approved residential layout for 129 houses ref 060411 opposite the application site

2.8 It was part of the overall strategic outline planning approval ref: 056540



Strategic allocation - Outline planning application 056540. The application site is identified by a yellow star.

2.9 The proposal seeks to demolish the Queensferry Hotel to facilitate residential development. Pre-app consultation with Flintshire Council (ref. no. 064456) confirms that the principle of residential development is likely to be supported. Adjacent to the Site is a large strategic site allocation -the Northern Gateway upon which work has now begun (050125). No impact to the Queensferry Hotel was observed by the Local Planning Authority as part of the allocation and subsequent approval of the planning application/s allocated site.

3.0 The Proposed Development

3.1 The proposed development is seeking outline planning permission for the erection of up to 36 apartments of 1-bed and 2-bed accommodation plus 56 car parking spaces, 5 visitor spaces and access to the site. The application site has not been allocated for housing in the new LDP but is considered brownfield land and would fall under the windfall market housing category. Garden City is a sustainable location with access to amenities and good travel linkages. The development of Northern Gateway located across from the site will bolster employment opportunities going forward.



Proposed Illustrative Site Layout

3.2 The illustrative layout shows a development that is outward facing, respecting the southern boundary facing the River Dee and providing pedestrian and cycle links to existing cycleways and footpaths. The overall layout is linear in its form, in character with the prevailing pattern of development in the locality and the adjacent recently approved development on the opposite side of the road.

Heritage

- 3.3 The hotel is not listed but is adjacent to the grade II listed bascule Jubilee or 'Blue Bridge'. Constructed in 1924-6 by Sir Basil Mott and the Flintshire County Surveyor and Bridge Master, R G Whitley. It replaced the Victoria Jubilee Bridge, completed only in 1899, which did not have the size or strength to carry the volume of traffic. Given the development, the site is within the setting of the Grade II listed Jubilee Bridge and therefore the potential impact on this setting must be analysed.
- 3.4 The conservation team commented: Conservation ideally would prefer if the existing hotel was preserved and reused particularly as it was likely to have been constructed about the same time as the listed bridge. It is suggested that the format of the building could easily be converted for residential use in the form of apartments. It is considered there is scope for a complementary development within the existing car park that could complement the adjacent modern housing development. The setting of the Jubilee Bridge is important and existing features such as the cast iron railings that enclose the site are important and should be retained.
- 3.5 However, the building shown in historic maps is not the same building that exists on the site today. An earlier building located immediately along the waterfront has now been lost and replaced with the hotel which instead sits further north and adjacent to the road. The hotel does not appear in its current form until the 1949 OS map.
- 3.6 The hotel has a historic relationship with the nearby Jubilee Bridge and the industry that was found in the area. However, this relationship is less tangible now. The Site has seen the harm in the form of modern alterations, including the installation of uPVC windows across the entirety of the building as well as design changes to the windows themselves as well as piecemeal single-storey extensions that do not contribute to the significance of the building. Moreover, the hotel is unoccupied and is in a state of deterioration, leaving it at risk and as a result has suffered from vandalism.

- 3.7 Setting of Historic Assets in Wales (2017) sets out stages in assessing the role setting plays in contributing to the significance of a heritage asset and how to then analyse the potential impact of a proposal on the setting of a designated heritage asset. With the hotel unlisted and not worthy of listing, the principal consideration is the potential impact on the setting of the nearby grade II listed Jubilee Bridge.
- 3.8 It is considered that the bridge's setting has seen cumulative harm based on several factors. There has been significant development around the bridge, replacing the lost industrial works which were housed here. This is mainly formed by residential and commercial developments. The creation of the A494 directly east of the bridge has also resulted in the loss of significance to the bridge and obscured the view towards the listed Jubilee Bridge, particularly when approaching from the east along the Wales Coast Path footpath, which would be the main approach towards the bridge.
- 3.9 The submitted HIA concludes: Whilst there is a historic relationship between the Jubilee Bridge and the Queensferry Hotel purely due to the time of construction this is not legible to the naked eye and due to the loss of its historic function resulted in the building's now unoccupied status is now severed. Securing a viable use for a Site is the best way to ensure its long-term conservation. In the case of the Hotel, this use has not been secured. Therefore, the hotel is unable to offer a positive contribution to the setting of Jubilee Bridge and if the Site was to remain unoccupied could risk becoming a negative impact on the bridge and streetscape.
- 3.10 It is considered that the Hotel currently provides no positive contribution to the streetscape or the local community. Its vandalised, and deteriorating state means it is negatively detracting from the setting of the Jubilee Bridge and surrounding area.

Public Open Space

- 3.11 Reference has been made to Supplementary Planning Guidance for open space provision. 400 sqm of open space is provided within the site, it is acknowledged that this is an under-provision and the applicant agrees to

provide an off-site contribution towards open space provision/enhancements in the surrounding local area. During informal pre-app discussions, a figure of £750 was mentioned. This development would provide 1-bed and 2-bed apartments with well-landscaped communal open space. The illustrative layout provides pedestrian and cycle links to the surrounding cycleway network and footpaths to the south of the site. These are green routes, allowing sustainable travel to open spaces for occupants of the development and connecting people to the wider network of green spaces and corridors around the locality.

Education Provision

- 3.12 The nearest primary school to the development is Sealand CP. It would not be the intention of Education to seek a contribution towards primary education. The nearest secondary school is Hawarden High School and due to capacity constraints, a contribution of £55,407.00 is likely to be sought.

Highways and PROW

- 3.13 A safe means of access to the site can be achieved and enhanced by utilising the existing access, following the removal of the hotel building. The access would meet all visibility splay standards and allow the safe movement of traffic and pedestrians into and out of the site. A dedicated cycleway from the access towards the riverside routes would be provided as part of the development.

Flood Risk and Ecological Matters

- 3.14 A flood risk assessment has been provided and concludes that no significant or adverse impacts are expected, and drainage issues can be satisfactorily addressed. An ecological survey has also been undertaken and concludes that the development of the site can proceed without impacting detrimentally upon biodiversity in the area.
- 3.15 Flintshire contains a high number of international, national and local nature conservation designations. The salt marsh, sand dune and mudflat habitats of the Dee Estuary are not only important in their own right but host

internationally important populations of wildfowl and waders and are designated internationally as SPA, SAC and Ramsar wetland sites of international importance. Other internationally designated sites include the Alyn Valley Woods SAC, Deeside and Buckley Newt Sites SAC and Halkyn Mountain SAC. In total, the County hosts over 23 SSSIs and over 300 locally designated wildlife sites. These contain sensitive habitats such as coastal and floodplain grazing marsh, lowland calcareous grassland, saltmarsh, heathland, reedbeds, Calaminarian grassland and coastal sand dunes. None of these protected habitats are present on site.

3.16 Additional tree planting will be undertaken to enhance the existing line of trees along the western boundary to improve the screening effect between the site and Welsh Road and create communal garden areas to the north of the site. Trees will also be planted across the site and the planting of trees and creating garden areas will improve connectivity and biodiversity on and around the site. Re-seeded areas will increase plant and invertebrate diversity and improve habitat structure around the site providing a mosaic habitat for species such as reptiles. These areas are shown in detail within the submitted Ecological survey. Bat roosts were also identified on-site and a licence from Natural Resources Wales will be required before any mitigation and safe working methods can commence on-site. The scheme proposes enhancements to biodiversity across the site via various means such as grassland and wildflower planting, tree planting, bird boxes and bat tubes and bricks.

3.17 A dark buffer zone will also be implemented along the southern boundary of the site. The dark buffer zone will prevent light pollution from the construction activities impacting upon species utilising the River Dee. The buffer will also minimise disturbance from noise and movement. The buffer will be established before any clearance works commence and will be retained until final landscaping works have been completed.

Affordable Housing

3.18 The proposed development of 36 apartments will comply with the prevailing rate for affordable housing provision at 20%.

4.0 Planning Policy Context

National Planning Policy

4.1 The key planning considerations in respect of this development are as follows:

The main planning issues concern the following:

- Principle of Development
- Sustainable Development
- Impact on the Welsh Language
- Landscape Impact
- Ecological Impact
- Transport Impact
- Arboriculture Impact

Principle of Development

4.2 Informal pre-app consultation (ref. 06445) confirms that the site has not been allocated for housing in the new Local Development Plan but is considered as brownfield land and would therefore potentially fall under the windfall market housing category. The application site is located within the settlement boundary of Garden City which is identified in the Local Development Plan as a Tier 2 – Local Service Centre. Tier 2 - Local Service Centres will be the locations for more modest levels of new housing development. Provision will include:

- Allocations
- Windfall market housing
- Affordable housing on sites above an area/units threshold
- Exceptions Schemes for Affordable Housing adjoining settlement boundaries.

4.3 The application site has not been allocated for housing in the new LDP but is considered brownfield land and would therefore potentially fall under the windfall market housing category. Garden City is a sustainable location with access to amenities and travel linkages. The development of Northern

Gateway located across from the site will bolster employment opportunities going forward. The principle of residential development is likely to be supported subject to compliance with other material planning considerations.

Sustainable Development

4.4 As previously detailed, Planning Policy Wales states that the planning system provides for a presumption in favour of sustainable development.

4.5 There are different dimensions to “sustainable” development: economic, social, cultural, and environmental and it is considered that this development will contribute to all of these, as set out below:

- Economic

4.6 The proposal will provide local employment during the construction phase and benefits the local economy by using local suppliers and services.

4.7 The provision of dwellings will also accommodate additional residents in the community, within walking and cycling distance of the services and facilities provided in Queensferry. Local services and businesses will be supported by employees during the construction phase and residents once the development is occupied, such as local public houses, retail facilities, places of worship and local Primary Schools.

- Social

4.8 The development will make a significant contribution to Flintshire’s housing requirements including, most significantly, the stock of one and two-bed housing. Such provision will meet an identified demand providing people with an appropriate level of residential accommodation to meet their needs, positively impacting their health, well-being, quality of life and the opportunities open to them.

4.9 In enabling local people to meet their housing needs within the area, the proposals will also ensure that occupants continue to live within and contribute to the vitality of, their local community.

- Cultural

4.10 As previously detailed, cultural considerations include the provision of jobs and economic activity and how the Welsh language and landscape, are protected and promoted.

4.11 The proposed development, therefore, provides cultural benefits through the creation of jobs during the construction phase of the scheme and will enable occupants of the proposed dwellings to support local community services and facilities and play an active role in community life.

- Environmental

4.12 The proposal is not considered to result in any unacceptable adverse landscape impact as the site lies on a brownfield site, with excellent accessibility and green corridor links to the surrounding area. No unacceptable adverse environmental impacts are therefore likely to arise as a result of the proposed development.

Impact on the Welsh Language

4.13 Where the Welsh language has been identified as a significant part of the social fabric of some or all of the community, LPAs should ensure that plan strategies, policies and land allocations have regard to the needs and interests of the Welsh language. It is generally believed that the out-migration of young people from Wales, especially by Welsh speakers, and the depopulation of rural communities are key factors in language decline especially in traditional Welsh-speaking communities. Welsh Government recognises this demographic challenge and seeks to reverse the trend. Flintshire still has a significant number of indigenous communities which are above the national average in terms of the percentage of the population able to speak Welsh. As a whole, the Plan seeks to secure sustainable economic

growth, provide a sustainable amount and distribution of housing development, provide affordable housing and protect the town and district centres as social hubs. It is considered that these measures in combination will create the conditions whereby the Welsh Language can continue to grow and flourish. The proposal will therefore have a positive impact on the Welsh Language.

Local Planning Policy

4.14 The Flintshire LDP was adopted by the Council on 24/01/23 and covers the period from 2015 to 2030. It forms part of the statutory development plan alongside Future Wales: The National Plan 2040. The remaining part of the statutory development plan will be the Strategic Development Plan (SDP) for North Wales, once prepared and adopted. The Council will use the LDP and Future Wales as the primary basis for making decisions on planning applications and development proposals.

4.15 Relevant Flintshire Local Development Plan policies are as follows:

- Policy STR1: Strategic Growth
- Policy STR2: The Location of Development
- Policy STR4: Housing
- Policy STR5: Transport and Accessibility
- Policy STR11: Provision of Sustainable Housing Sites
- Policy PC2: General Requirements for Development
- Policy PC3: Design
- Policy PC4: Sustainability and Resilience of New Development
- Policy PC5: Transport and Accessibility
- Policy PC6: Active Travel
- Policy HN1: New Housing Development Proposals
- Policy HN2: Density and Mix of Development
- Policy EN6: Sites of Biodiversity Importance
- Policy EN8: Built Historic Environment and Listed Buildings
- Policy EN14: Flood Risk

Supplementary Planning Guidance Notes

- SPGN No 3. Landscaping

Address/Client: Peacock Building Services Ltd

Berrys Reference: SA47660

- SPGN No 6. Listed Buildings
- SPGN No 9. Affordable Housing
- SPGN No 11. Parking Standards
- SPGN No 23. Developer Contributions to Education
- SPGN No 13. Open Space Requirements (renamed - Outdoor Playing Space and New Development) Revised Draft.

5.0 Conclusion

- 5.1 The proposal is for the erection of 36 apartments comprising a mix of 1 & 2-bed properties including access, with associated parking spaces and communal open space. This development will help to meet the demand in the area for one and two-bed accommodation, helping to sustain a balanced mixed community.
- 5.2 The development is in a highly sustainable location and involves the reuse of a currently derelict site that does not contribute positively to the visual amenities of the surrounding area. This site will form a coherent part of the new gateway development into Queensferry and positively enhance the backdrop setting of the listed bridge. The proposed development would respect the context of the site and its surroundings retaining existing landscape features where possible while also referencing the relevant policies and guidance, ensuring that the proposed development integrates into the wider area.
- 5.3 The application site has not been allocated for housing in the new LDP but is considered brownfield land and would therefore potentially fall under the windfall market housing category. Garden City is a sustainable location with access to amenities and travel linkages. The development of Northern Gateway located across from the site will bolster employment opportunities going forward. The principle of residential development is likely to be supported subject to compliance with other material planning considerations.